Development Management - Delegated Officer Report

Application Number: AWDM/0559/18 Recommendation – APPROVE

Site: 31 Buckingham Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension to west elevation.

Date of site visit: 1/05/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within Shoreham north of the railway station. The Conservation Area runs to the rear of the site, the proposal therefore affects the setting of the Conservation Area.

The building has an original two storey projection with cat slide roof. There is also an infill conservatory lean to extension and tiled roof rendered single storey extension to the rear of the dwelling.

Consent is sought to remove the existing extensions and build a new single storey rear extension around the existing, original two storey rear addition. Adjacent to the boundary with the attached dwelling the extension is 3.3 metres in depth. It is 6 metres wide, the maximum height of the roof is 3.4 metres. The extension is to provide an enlarged kitchen diner. Also included in the proposal is a slight alteration to the cat slide roof at first floor, this is to be raised slightly with a rear rooflight proposed to provide useable space for an ensuite. Also proposed is a new side window at ground floor on the south side of the original rear projection. The roof is to be tiled with render to the walls both to match existing.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity and Impact Upon Setting of the Conservation Area

The extensions and alterations are all to the rear of the dwelling therefore not visible within the street to the property frontage, Buckingham Road. Queens Place is to the rear of the site where the Conservation Area boundary is to the west. Beyond the rear garden of the site, outside of the site there are garage buildings, the extension is therefore visible from the rear in glimpses from Queens Place. The extension and alterations however will have no adverse impact upon the street scene or surrounding Conservation Area. The extension will be a visual improvement to the existing additions, it is a subservient addition in keeping in scale and design with the main dwelling.

Residential amenity

The attached dwelling to the north has a similar conservatory extension adjacent to the boundary, the side windows facing onto the boundary appear to be obscurely glazed. The extension is 3.3 metres in depth, the Council's Development Management Standards state that an extension adjacent to an attached dwelling should not exceed 3.5 metres and an extension under this depth will not result in an unacceptable loss of light or overbearing impact. Also taking into account that this is a replacement extension the impact is not considered to be such a warrant a refusal in this case.

To the south is a tall block of residential flats. There is an entrance door to the side adjacent to the side boundary of the site. There is also a side boundary, flint wall between the site and the flats which increases in height to the rear of the site to the west. The extension will be closer to this boundary than existing yet this space is currently quite over shadowed due to the proximity of the buildings and the height of the block of flats. The extension will not impact upon any windows to the south significantly. No loss of light or overbearing impact would be such to warrant a refusal in this case.

The proposed side window shown on the plans is within the original part of the building therefore does not require formal consent here, yet it will only overlook the side of the flats where there are no primary windows. No significant loss of privacy will result here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the north or south side wall of the extension.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd May 2018

Authorised by: Peter Barnett Date: 22 May 2018